



**SAN BENITO COUNTY
PLANNING COMMISSION**

Vincent Ringheden District No. 1
Richard Way District No. 2
Robert Scagliotti District No. 3
- Vice-Chair
Robert Gibson District No. 4
- Chair
Celeste Toledo-Bocanegra District No. 5

Board of Supervisors Chambers 481 Fourth Street, Hollister, CA 95023

**PLANNING COMMISSION - REGULAR SESSION-
NOVEMBER 15, 2023
6:00 PM**

NOTICE OF TEMPORARY PROCEDURES FOR PLANNING COMMISSION MEETINGS

The meeting will be available through Zoom, YouTube, and Peak Agenda for those who wish to join or require accommodations

Members of the public may participate remotely via zoom at the following link <https://zoom.us/join> with the following Webinar ID and Password:

Webinar ID: 827 4010 5054

Webinar Password: 252426

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 408 638 0968 US (San Jose)

+1 669 444 9171 US

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+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 646 931 3860 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 876 9923 US (New York)

*Those participating by phone who would like to make a comment can use the “raise hand” feature by dialing “*9”. In order to receive the full zoom experience, please make sure your application is up to date.*

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A. Community Media Access Partnership (CMAP) YouTube

Page: https://www.youtube.com/channel/UCLj3iW3_dsDzbYqnY1KdCvA.

B. Peak Agenda Page: https://cosb.granicus.com/ViewPublisher.php?view_id=1

Written Comments & Email Public Comment

Members of the public may submit comments via email by 5:00 PM on the Monday prior to Planning Commission meeting to the Resource Management Agency at sbcplan@cosb.us.

Public Comment Guidelines

A. The San Benito County Board of Supervisor's welcomes your comments.

B. If participating on Zoom, once you are selected you will hear that you have been unmuted: At this time, please state your first name, last name, and county you reside in for the record.

C. Each individual speaker will be limited to a presentation total of three (3) minutes, or such other time as may be designed by the Chair.

D. Speakers are encouraged to keep your comments, brief and to the point, and not to repeat prior testimony, so that as many people as possible can be heard. Your cooperation is appreciated.

If you have any questions, please contact the Resource Management Agency at sbcplan@cosb.us.

1 CALL TO ORDER

2 PLEDGE OF ALLEGIANCE

3 ROLL CALL

4 DEPARTMENT ANNOUNCEMENTS

5 PUBLIC COMMENT

6 CONSENT AGENDA

These items will be considered as a whole without discussion unless a particular item is requested by a member of the Commission, Staff or the public to be removed from the Consent Agenda. Approval of a consent item means approval of the recommended action as specified in the Staff Report.

If any member of the public wishes to comment on a Consent Agenda Item please fill out a speaker card present it to the Clerk prior to consideration of the Consent Agenda and request the item be removed and considered separately.

6.1. **RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-Acknowledge certificate of posting for the November 15, 2023 Regular Planning Commission Meeting.**

Certificate of Posting 2023-11-15.pdf

6.2. **RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-Approve the draft Planning Commission Minutes from the regular meeting of October 18th and the special meeting of November 1st.**

2023-10-18_PC_MINUTES_DRAFT.pdf

2023-11-01_PC_MINUTES_DRAFT.pdf

7 REGULAR AGENDA

7.1. **HEALTH AND HUMAN SERVICES AGENCY - T. BELTONReceive presentation from Enrique Arreola, Director of Community Services and Workforce Development (CSWD), regarding San Benito Country's homeless population. Staff to present current information regarding current census data, initiatives, outreach efforts, Permanent Supportive Housing (PSH), Transitional Housing, the HOME Resource Center, river clean-up efforts, and potential funding opportunities.**

8 PUBLIC HEARING

9 COMMISSIONER ANNOUNCEMENTS

10 ADJOURNMENT

NOTE: A copy of this Agenda is published on the County's Web site by the Friday preceding each Commission meeting and may be viewed at www.cosb.us. All proposed agenda items with supportive documents are available for viewing at the San Benito County Administration Building, 481 Fourth Street, Hollister, CA between the hours of 8:00 a.m. & 5:00 p.m., Monday through Friday (except holidays.) This is the same packet that the Planning Commission reviews and discusses at the Commission meeting. The project planner's name and email address has been added at the end of each project description. As required by Government Code Section 54957.5 any public record distributed to the Planning Commission less than 72 hours prior to this meeting in connection with any agenda item shall be made available for public inspection at the Planning Department, 2301 Technology Parkway, Hollister, CA 95023. Public records distributed during the meeting will be available for public inspection at the meeting if prepared by the County. If the public record is prepared by some other person and distributed at the meeting it will be made available for public inspection following the meeting at the Planning Department.

APPEAL NOTICE: Any person aggrieved by the decision of the Planning Commission may appeal the decision within ten (10) calendar days to the Board of Supervisors. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available from the Clerk of the Board at the San Benito County Administration Office, 481 Fourth Street, Hollister and the San Benito County Planning Department, 2301 Technology Parkway, Hollister.

NOTE: In compliance with the Americans with Disabilities Act (ADA) the Board of Supervisors meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Clerk of the Board's office at (831) 636-4000 at least 48 hours before the meeting to enable the County to make reasonable arrangements to ensure accessibility.



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

**Vincent
Ringheden**
District No. 1

**Richard
Way**
District No. 2

**Robert
Scagliotti**
District No. 3
- Vice-Chair

**Robert
Gibson**
District No. 4
- Chair

**Celeste Toledo-
Bocanegra**
District No. 5

Item Number: 6.1

MEETING DATE: 11/15/2023

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Stephanie Reck

SUBJECT:

**RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-
Acknowledge certificate of posting for the November 15, 2023 Regular Planning Commission
Meeting.**

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

N/A

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

Yes

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

No

STRATEGIC PLAN GOALS: 3. Technology

No

STRATEGIC PLAN GOALS: 4. Community Engagement

Yes

STRATEGIC PLAN GOALS: 5. Health & Safe Community

No

STAFF RECOMMENDATION:

Acknowledge certificate of posting for the November 15, 2023 Regular Planning Commission Meeting.

ATTACHMENTS:

[Certificate of Posting 2023-11-15.pdf](#)

San Benito County Planning Commission
2301 Technology Parkway
Hollister, CA 95023



CERTIFICATE OF AGENDA POSTING

Pursuant to Government Code §59454.2(a), I, Stephanie Reck, certify that the **REGULAR MEETING AGENDA** for the **SAN BENITO COUNTY PLANNING COMMISSION MEETING** scheduled for November 15, 2023 was posted at the following locations, freely accessible to the public, on this day of November 08, 2023:

The bulletin board outside the front entrance of the San Benito County Planning Department, 2301 Technology Parkway, Hollister, CA

AND

The bulletin board outside the front entrance of the San Benito County Administration Building, 481 Fourth Street, Hollister, CA

AND

On The San Benito County website <https://www.cosb.us/> in the Events Calendar.

A handwritten signature in blue ink that reads "Stephanie Reck".

Stephanie Reck
Associate Planner
County of San Benito



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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- Vice-Chair

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Gibson**
District No. 4
- Chair

**Celeste Toledo-
Bocanegra**
District No. 5

Item Number: 6.2

MEETING DATE: 11/15/2023

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Stephanie Reck

SUBJECT:

**RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-
Approve the draft Planning Commission Minutes from the regular meeting of October 18th and the
special meeting of November 1st.**

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

Approve the draft Planning Commission Minutes from the regular meeting of July 19, and special meeting of August 02, 2023.

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

Yes

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

No

STRATEGIC PLAN GOALS: 3. Technology

No

STRATEGIC PLAN GOALS: 4. Community Engagement

Yes

STRATEGIC PLAN GOALS: 5. Health & Safe Community

No

STAFF RECOMMENDATION:

Approve the draft Planning Commission Minutes from the regular meeting of October 18th and the special meeting of November 1st.

ATTACHMENTS:

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[2023-11-01_PC_MINUTES_DRAFT.pdf](#)



**SAN BENITO COUNTY
PLANNING COMMISSION**

Vacant	Richard	Robert	Robert	Celeste
	Way	Scagliotti	Gibson	Toledo-
District No. 1	District No. 2	District No. 3	District No. 4	Bocanegra
		- Vice-Chair	- Chair	District No. 5

Board of Supervisors Chambers 481 Fourth Street, Hollister, CA 95023
**PLANNING COMMISSION - REGULAR SESSION – MEETING MINUTES
OCTOBER 18, 2023, AT 6:00 P.M.**

NOTICE OF TEMPORARY PROCEDURES FOR PLANNING COMMISSION MEETINGS

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<https://zoom.us/join> with the following Webinar ID and Password:

Webinar ID: 863 5039 4394
Webinar Password: 334006

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C. Each individual speaker will be limited to a presentation total of three (3) minutes, or such other time as may be designed by the Chair.

D. Speakers are encouraged to keep your comments, brief and to the point, and not to repeat prior testimony, so that as many people as possible can be heard. Your cooperation is appreciated.

If you have any questions, please contact the Resource Management Agency at sbcplan@cosb.us.

Stephanie Reck, Associate Planner, read the notice of temporary procedures for Planning Commission meetings.

1. CALL TO ORDER

Robert Gibson, Chair of the Planning Commission, called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Robert Scagliotti, Vice-Chair of the Planning Commission, led the pledge of allegiance.

3. ROLL CALL

Stephanie Reck, Associate Planner, conducted roll call.

Richard Way, Planning Commissioner, was absent.

Robert Scagliotti, Vice-Chair of the Planning Commission, was present.

Robert Gibson, Chair of the Planning Commission, was present.

Celeste Toledo-Bocanegra, Planning Commissioner, was present.

4. CONSENT AGENDA

These items will be considered as a whole without discussion unless a particular item is requested by a member of the Commission, Staff or the public to be removed from the Consent Agenda. Approval of a consent item means approval of the recommended action as specified in the Staff Report.

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4.1 RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-

Acknowledge certificate of posting for the October 18th, 2023, Regular Planning Commission meeting.

Robert Scagliotti, Vice-Chair of the Planning Commission, motioned to acknowledge the certificate of posting.

Celeste Toledo-Bocanegra, Planning Commission, seconded this motion.

Motion passed three (3) to zero (0).

Moved by Robert Scagliotti; seconded by Celeste Toledo-Bocanegra to Confirm.

Motion Passed: 3- 0

Voting For: Robert Scagliotti, Robert Gibson, Celeste Toledo-Bocanegra

Voting Against: None

4.2 RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-

Approve the draft Planning Commission Minutes from the regular meeting of August 16th, and special meeting of October 4th, 2023.

Robert Gibson, Chair of the Planning Commission, stated that he would like to direct staff to implement amendments to the Planning Commission meeting minutes of August 16th and October 4th, 2023. He stated that on page 16 of the agenda packet for the August 18th Planning Commission meeting please replace the word length to width on the second paragraph from the bottom as that is what was meant. He stated that on page 22 of the agenda packet, the name Mary Shaw needs to be updated to Mary Hsia-Coron.

Robert Scagliotti, Vice-Chair of the Planning Commission, motioned to approve the Planning Commission minutes of August 16th and October 4th, 2023, with the corrections stated by the Chair.

Celeste Toledo-Bocanegra, Planning Commission, seconded this motion.

Motion passed three (3) to zero (0).

Moved by Robert Scagliotti; seconded by Celeste Toledo-Bocanegra to Approve

Motion Passed: 3- 0

Voting For: Robert Scagliotti, Robert Gibson, Celeste Toledo-Bocanegra

Voting Against: None

5. DEPARTMENT ANNOUNCEMENTS

5.1 RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-

Upcoming Planning Commission calendar and scheduling needs. Staff recommends listening to upcoming scheduling and determine dates for upcoming special meetings.

Arielle Goodspeed, Principal Planner, presented an update to the Planning Commission schedule for 2023.

Robert Gibson, Chair of the Planning Commission, requested that the December 20th, 2023, Regularly Scheduled meeting be moved up one week prior to December 13th, 2023, at 6:00 p.m. as he will be unavailable the week after and wants to participate in the discussion.

Robert Scagliotti, Vice-Chair of the Planning Commission, motioned to cancel the December 20th hearing and reschedule it to December 13th, 2023.

Celeste Toledo-Bocanegra, Planning Commissioner, seconded this motion.

Motion passed three (3) to zero (0).

Moved by Robert Scagliotti; seconded by Celeste Toledo-Bocanegra to Authorize
Motion Passed: 3- 0

Voting For: Robert Scagliotti, Robert Gibson, Celeste Toledo-Bocanegra

Voting Against: None

5.2 RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-

Accept informational report on recent project applications submitted following August 2023. Staff recommends that the Planning Commission receive the informational report, and if desired give staff guidance on the project applications.

Abraham Prado, Director of Planning and Building, presented two (2) recent planning applications that have been submitted since August 2023. He stated the first application located at 859 Cowden Road is for a minor subdivision of an existing 115.87-acre parcel into three smaller parcels. He stated the second application is for a major subdivision off 156 and Union road to divide a 44-acre parcel into seven lots with open space.

No public comment in chambers.

No public comment via Zoom.

Public comment period is over.

6. PUBLIC COMMENT

Public comment in chambers

Anne Hall, San Benito County resident, stated that she wanted to elevate a recent challenge to the Planning Commission. She stated that when subdivisions are approved there is a standard condition that says the applicant must pay all outstanding invoices to the county within 60 days of the approval of the tentative map. She stated the time frame is not an issue, but that it is challenging to get the invoices within 60 days from county staff. She stated that she has three (3) subdivisions that still do not have accurate accounting and are outside of the 60-day period. She asked if it is a requirement of the county for the applicant to pay the fees within 60 days and that the county should be providing those invoices within the time required for the applicant to pay.

No public comment via Zoom.

Public comment period is closed.

7. REGULAR AGENDA

7.1

RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-

Receive presentation from staff regarding county efforts to proactively address potential issues in and around Lover's Lane / Pacheco Storm Water District (PSWD), including code enforcement in the area.

Victor Tafoya, Assistant Planner, presented information regarding the county's efforts to address issues with Lover's Lane and Pacheco Storm Water District (PSWD) regarding code enforcement.

Robert Gibson, Chair of the Planning Commission, asked about the exact date where six (6) to eight (8) weeks falls within and what is FEMA's definition of "swift action". He also asked if there is a date certain for the repairs before the county gets hit with another storm and if the improvements can be complete before then.

Steve Loupe, Public Works Administrator, stated that June or April would have been a good time to conduct the improvements. He stated the loan for 6 million had just been signed and before that the water district had less than 50 thousand in their account, and as they are responsible for the creek, they could not afford to conduct the improvements. He stated that FEMA is still deciding if PSWD has the authority to conduct the cleanup. He added that through executive order staff can get the environmental permits to conduct the cleanup and not have to wait for FEMA and this would not disqualify PSWD for reimbursement.

Robert Scagliotti, Vice-Chair of the Planning Commission, asked why it took from August till now to get the funding signed. Staff did not have an answer to this.

Robert Gibson, Chair of the Planning Commission, asked about the other code enforcement issues that caused the housing issues at Lover's lane.

Abraham Prado, Director of Planning and Building, stated there are certain confidentiality and legal issues with regard to sharing that information but that Robin Leland, Code Enforcement Officer, is working to address these issues and has a standing meeting with Sean Cameron, Assistant County Counsel, to make sure it is being taken care of.

Robert Scagliotti, Vice-Chair of the Planning Commission, asked if the trailers are still illegally parked and if they have paid all of their fines.

Abraham Prado, Director of Planning and Building, stated that the trailers have not been removed yet, outside of one of the properties, and not all the fines are paid. He stated that staff are working with individuals and making sure all the legal parameters are in place to address the issue.

7.2 RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-

Receive presentation from staff regarding topics and items discussed during the June 6th, 2023, joint Planning Commission and Board of Supervisors meeting regarding a General Plan update. Topics discussed include agriculture, zoning, affordable housing, transportation routes, and initiation of the AD-E: Five Year General Plan review.

Abraham Prado, Director of Planning and Building, presented an overview of the items discussed during the joint Planning Commission and Board of Supervisors meeting regarding the General Plan amendment. He stated the purpose of this presentation is to take direction to the Board of Supervisors for them to direct staff to work on the amendment and prepare the scope of work for the consultants to conduct any environmental work that will be needed for the General Plan amendment.

Robert Gibson, Chair of the Planning Commission, stated that the commissioners have had other discussions and would like to see the discussion for ag preservation begin at a 10:1 ratio. There was consensus from the commission to begin the discussion at 10:1.

Celeste Toledo-Bocanegra, Planning Commissioner, asked about the removal or extension of the four-year irrigation rule and if the policy would allow the commission to determine if land can be prime even if it is not irrigated. Staff indicated this was accurate.

Robert Gibson, Chair of the Planning Commission, asked to change the minimum acreage for AR zoning to 320-acres, AP zoning to 320-acres, R to 40-acres, and RT to 40-acres. He also asked to remove the word prime and just have it be ag land. He added that the commission would like to discourage large single-family projects in the county and encourage density closer to the city. He stated the commissioners want to encourage dense multifamily development and would like to begin RM at a minimum of 20 units per acre, or anything more than eight (8).

Robert Scagliotti, Vice-Chair of the Planning Commission, added that the county needs to develop up and not out. He stated that he wants to see east of Fairview and south of Ridgemark downzoned from RM to AG.

Robert Gibson, Chair of the Planning Commission, asked if staff can bring back C3 (2019) commercial zoning, take out the language for housing and keep the language for commercial uses. He stated that if the state shifts 152 south into the county and there are areas that allow for overpasses that would be a great opportunity for truck stops as long as it is not in an area of prime ag land. He stated that staff should take a look at the new 152 route and past C3 zoning.

Robert Scagliotti, Vice-Chair of the Planning Commission, asked if the annexation of the county islands and tax agreements have taken place for the location of the Ross and TJ Maxx. Staff indicated that they would look into whether a tax agreement took place.

Robert Gibson, Chair of the Planning Commission, stated that it is the preference of the commission to not increase density for affordable housing north of Buena Vista.

Celeste Toledo-Bocanegra, Planning Commissioner, stated that she would like to add the categories of students, first time home buyers, and elderly as areas of focus for affordable housing.

Robert Gibson, Chair of the Planning Commission, asked staff and Sean Cameron, Assistant County Counsel, to look at San Luis Obispo's growth management ordinance. He also asked if staff are looking at the Buena Vista property owned by the county and if staff have asked the city to expand the sphere for that parcel.

Abraham Prado, Director of Planning and Building, stated that the city of Hollister has been amenable to discussions of annexation near Buena Vista.

Robert Gibson, Chair of the Planning Commission, asked about the Chappell Road parcel and added that staff should be prepared so if there are grants available, they could be sought after for development.

Abraham Prado, Director of Planning and Building, stated that there was a grant opportunity earlier this year but there were issues securing gap funding and there also wasn't infrastructure in place to be able to qualify for that grant.

Robert Gibson, Chair of the Planning Commission, stated that while the county is rebuilding roads why aren't bike lanes being included?

Steve Loupe, Public Works Administrator, stated that bike lanes depend on the roads and their use. He stated that, for example, as one gets away from Fairview and Shore Road bike lanes may not be appropriate due to the speeds. He added that typically bike lanes are built from the city center out and that the county can work with the city

to get more bike lanes on county roads closer to the city. He added that bike lanes on county rural roads farther away from the city would not be appropriate.

Robert Gibson, Chair of the Planning Commission, stated that he would like to review the roads labeled as arterial because, for example, the county will never have the funding to expand Southside Road into four lanes.

Abraham Prado, Director of Planning and Building, stated the type of extensive review for arterial roads typically occurs at the offset of the General Plan, in this case 2035, but staff can take this back to the Board of Supervisors as a recommendation from the Planning Commission.

Celeste Toledo-Bocanegra, Planning Commissioner, asked about trails near roads, like at Tres Pinos, and added that the county need trails for runners and the bicyclists.

Steve Loupe, Public Works Administrator, stated that the county has one trail project that has an EIR which is the Riverview Park Trail. He stated that Public Works is trying to connect Tres Pinos over to San Juan Bautista. He stated that if we have enough right-of-way, it would be 8-foot lane for bikes and 5-foot lane for pedestrians.

Robert Scagliotti, Vice-Chair of the Planning Commission, stated that he will not be available during the regularly scheduled meeting in November and would like to push the review of the New Community Study areas to a meeting where he will be present. Staff stated this would be possible.

Robert Gibson, Chair of the Planning Commission, stated he feels it is appropriate to include a Public Quasi Public (PQP) overlay north of Buena Vista for a new high school, but asked if staff and the school district are working with Caltrans on the signaling as it appears it is taking a lengthy amount of time for Caltrans to approve projects. He added that the school district should also begin working with the San Benito Council of Governments (COG) regarding this school location.

Abraham Prado, Director of Planning and Building, stated that when an EIR is conducted Caltrans is a responsible agency to review and provide comments and that is something we can address when or if a project comes through.

Robert Scagliotti, Vice-Chair of the Planning Commission, asked if the Board of Supervisors has talked with staff about who the consultants will be for the General Plan update. He asked who decides, who is used, and asked if the commissioners can be involved in this decision.

Abraham Prado, Director of Planning and Building, stated that staff can recommend a choice based on research but the Board of Supervisors direct which applicant to choose based on staff analysis. He stated that staff can go to the Board of Supervisors with the options so they can choose.

Robert Gibson, Chair of the Planning Commission, suggested a hybrid model to include a percentage for housing, a dollar amount for commercial, and lower amount for remodels in regard to including a General Plan update fee for development.

Public comment in chambers:

Shawn Tennenbaum, Superintendent of the San Benito High School District, stated that the school district wants to be respectful and sensitive of the county and the city's planning process. He stated that when they talk about a Public Quasi Public (PQP) overlay in the Buena Vista corridor they are looking at how the city and county are planning. He added that they are trying to be sensitive and echo sentiments of high density and building up and not out. He stated that based on the needs of the community it makes sense to make a walkable and bikeable community, and the community is responding to that.

Commissioners stated they agree with the concept.

No public comment via Zoom.

Public comment period is closed.

7.3

RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-

Receive presentation from staff regarding procedures for the transaction of business for planning commissioners per San Benito County Planning Commission Resolution No. 2019-04A adopted on March 20, 2019.

Abraham Prado, Director of Planning and Building, presented the procedures for the transaction of business for Planning Commissioners.

Robert Gibson, Chair of the Planning Commission, stated that he would like to see it codified that the Director of Planning and Building will work with the Chair of the Planning Commission on the agenda, and he stated that he would like to receive agenda packets on the Wednesdays prior to the meeting so that commissioners have time to review the packets. He added that he would like to see that the Chair of the Planning Commission or majority vote of the commission has the authority to cancel a meeting if needed.

Commissioners agreed to this.

No public comment in chambers.

No public comment via Zoom.

Public comment period is closed.

Robert Scagliotti, Vice-chair of the Planning Commission, motioned to include these items in the Procedures for Transaction of Business for Planning Commissioners.

Celeste Toledo-Bocanegra, second this motion.

motion passed three (3) to zero (0).

Moved by Robert Scagliotti; seconded by Celeste Toledo-Bocanegra to Approve as Amended.

Motion Passed: 3- 0

Voting For: Robert Scagliotti, Robert Gibson, Celeste Toledo-Bocanegra

Voting Against: None

7.4

RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-

Receive presentation from staff regarding the AD-A: development review process and permit streamlining.

Abraham Prado, Director of Planning and Building presented the AD-A Development Review Process and Permit Streamlining.

Robert Gibson, Chair of the Planning Commission, stated that 30 days is fantastic, but it doesn't occur from his viewpoint. He asked what staff can do to complete the permit streamlining in 30 days, and what can the Planning Department do to help the applicant jump through the governmental hoops? He also asked if applicants could log in to the electronic submittal system to view their progress?

Abraham Prado, Director of Planning and Building, stated the electronic system will be covered in the next presentation regarding digital government, but that it is available virtually.

Celeste Toledo-Bocanegra, Planning Commissioner, asked what happens after the 30 days has elapsed.

Abraham Prado, Director of Planning and Building, stated that as a lead agency the RMA needs to abide by the 30 days by registering the project, writing the letter of completeness, etc. He stated that if this is incomplete within the 30 days the application is deemed complete and moves forward. He added that If there are health and safety needs staff will implement a condition based on the pending approval to get, for example, a permit for a septic system from Environmental Health.

Robert Gibson, Chair of the Planning Commission, asked if there is anything that can be done to override a department that is not following the law and not responding within the 30 days.

Robert Scagliotti, Vice-Chair of the Planning Commission, asked who holds the departments responsible? Staff stated that it is the duty of the County Administration Officer (CAO) to hold departments responsible.

Robert Gibson, Chair of the Planning Commission, asked if there is a computer program that staff can use to get the notices done to keep from missing notices. He asked if there are other programs that could help staff with this?

Abraham Prado, Director of Planning and Building, stated that staff are responsible to put reminders on their calendars to get the notices complete. He stated that if there is a program that does this staff can look into it.

Robert Gibson, Chair of the Planning Commission, asked if the pre-approved ADU plans can be linked to the Affordable Housing page and to have staff reach out to Benito Link, The Free Lance, and KSBW to let them know we have multiple free pre-approved ADU plans available for the public.

Public comment in chambers:

Julio Rodriguez, San Benito County resident, stated that there is a new law, AB 1033, which allows owners to sell ADU's like condos.

Elia Salinas, San Benito County resident, stated that AB 1033 is a state law and staff should investigate if you can have an ordinance that would permit the sale of ADU's. She added that regarding the software, there should be something out there in a larger county and it shouldn't be that hard for staff to code a program. She stated that she would like the commission to consider that newspapers will be going out the window so staff should look at electronic notices. She also asked if ministerial permits also include farmworker housing.

No public comment via Zoom.

Public Comment period is closed.

Abraham Prado, Director of Planning and Building, stated there is a law that allows for a certain number of units for farmworker housing to be approved ministerially in certain AG zones if they can be serviced with septic or well. He stated that he believes that it is up to 12 units or one building with up to 36 beds.

Robert Scagliotti, Vice-Chair of the Planning Commission, stated the idea of an ADU was for families and asked how would ADU's be sold off a 5-acre parcel.

Arielle, Goodspeed, Principal Planner, stated that you would own the airspace not the land and in order to implement it the county would need to have an ordinance in place.

7.5

RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-

Receive presentation from staff regarding AD-B: Digital Government.

Arielle Goodspeed, Principal Planner, presented information regarding AD-B Digital Government.

Robert Scagliotti, Vice-Chair of the Planning Commission, asked what staff do to help the small user who has never done development before and will only do it once in their life.

Arielle Goodspeed, Principal Planner, stated that the permit techs help to show applicants what to do or support them by entering the information for them if they provide all the documentation required.

Robert Gibson, Chair of the Planning Commission, asked if there was a standard way to input addresses so it is easy to find.

Arielle Goodspeed, Principal Planner, stated the main tie to land is an Assessor Parcel Number (APN) as the address could be, for example, 0 Lane, and that is not a real address and could be on multiple parcels. She added that staff are still working to digitize old files and they are being added to Accela as reference files so they can be found.

No public comment in chambers.

No public comment via Zoom.

Public comment period is closed.

Celeste-Toledo-Bocanegra, Planning Commissioner, asked if staff are getting rid of the paper copies of each document that is being scanned. She asked what would happen if the electronic program shut down and lost the information.

Arielle Goodspeed, Principal Planner, stated there are certain files that cannot be trashed like fiscal documentation which needs to be kept for a period of seven (7) years. She stated that staff are disposing of what we can when we can, but it is not the case for all documents.

8. PUBLIC HEARING

8.1 RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-

Hold a public hearing and considering a resolution regarding County Planning file PLN230002, a use permit amendment to allow for the inclusion of the packaging operation within the existing 25,000 square foot storage structure that was previously approved under county file PLN210003.

SBC FILE NUMBER: 790

Robert Gibson, Chair of the Planning Commission, stated for the record that he has spoken to the applicant multiple times and there is no personal animosity towards the applicants with regard to the traffic study.

Victor Tafoya, Assistant Planner, presented the Tobias Use Permit Amendment for 2250 and 2290 Shore road for PLN230002. Staff presented the project location, project

description, site photos, land use consistency, CEQA, staff recommendation and the modification to condition 18.

Steve Loupe, Public Works Administrator, stated that in a few months phase 1 will address the segment from Frazier Lake Road to Perry Court along Shore Road and will be rebuilt and slightly widened to 12-foot lanes and every driveway that is affected will be repaved in the same locations. He stated the goal of the project is to restore the structural integrity of the road. He stated that phase 2 will span from Perry Court to Fairview Road along Shore Road to be completed potentially by next summer.

Robert Gibson, Chair of the Planning Commission, asked if the plan for the project is to make the road wide enough for a turn lane and if not, what would it take to accomplish this and added that the Planning Commission and the Board of Supervisors would like to see that done.

Steve Loupe, Public Works Administrator, stated the current plan and it is only to widen the roads and not include a turn pocket. He stated that staff could provide an estimate to conduct that work at the same time, but there may be right-of-way issues we need to address.

Celeste Toledo-Bocanegra, Planning Commissioner, asked in what time span will the roads be fixed, and if it would be using county funding?

Steve Loupe, Public Works Administrator, stated the contractors indicated they can begin in December for phase 1 and it will take roughly four (4) months to complete. He stated phase 2 will be another four (4) to five (5) months and should hopefully be completed by the end of Summer 2024.

Robert Scagliotti, Vice-Chair of the Planning Commission, asked if Victor Tafoya, Assistant Planner, has gone out to the site location to sit and look at the traffic. He stated that he took Fairview Road at 7:00 a.m. and 128 cars passed him from Fallon Road to Santa Ana Valley Road. He stated that the study is not current, and it is not the applicant's fault. He asked why staff did not do their due diligence to ensure the study was accurate.

Victor Tafoya, Assistant Planner, stated that staff reached out to Hexagon to see if the 2019 traffic count was appropriate for this project, and they deemed it appropriate. He stated the collision data was from 2018 to 2022 and the 2019 traffic count fit within this period.

Robert Gibson, Chair of the Planning Commission, stated that it is not acceptable that a five-year-old study is used for a project. He stated this should not occur for other projects moving forward we cannot make decisions for projects with poor information. He stated that a new traffic study needs to be conducted for the entire county and we have the support of the Board of Supervisors on this.

Robert Scagliotti, Vice-Chair of the Planning Commission, stated that the commissioners cannot make decisions on misinformation.

Celeste Toledo-Bocanegra, Planning Commissioner, stated if an accident happens this could fall on the county and the applicant to be liable for.

Steve Loupe, Public Works Administrator, stated that specific to this request, staff reached out to the traffic consultant, and they stated the counts would be accurate. He stated the consultants indicated that if they redid the count, they would need double the traffic from 2019 to require a turn pocket and if we did new counts the collision rates may disappear.

Robert Scagliotti, Vice-Chair of the Planning Commission, stated that he would like to see a new study for the entire county to be able to weigh the information. He stated that the Planning Commissioners and the Board of Supervisors want a new study ASAP.

Steve Loupe, Public Works Administrator, stated that the commissioners are asking staff to disregard one of the most respected traffic firms in the state of California. He stated that public works will do a count of specific locations, but they cannot do the entire county.

Robert Gibson, Chair of the Planning Commission, stated that if we can get the north county covered that would be good.

Robert Scagliotti, Vice-Chair of the Planning Commission, asked why Perry Court had to put in turn lanes when they were before the 2019 study, he added that this does not make sense. Staff could not comment on that project.

Steve Loupe, Public Works Administrator, stated that staff will bring a future agenda item to discuss locations with future projects and review the most current data for those projects.

Robert Gibson, Chair of the Planning Commission, asked if a turn pocket were added at a later time which way would the lane turn.

Michael Tobias, applicant, stated that the trucks come from Fairview Road and goes back toward Shore Road so the traffic goes west in the morning and east in the evening. He stated their trucks bring in produce in the morning around 7:00 a.m. so a west bound turn lane would be needed.

Robert Scagliotti, Vice-Chair of the Planning Commission, asked if a traffic study would be completed in the future if the applicant would help fund the turn lanes?

Michael Tobias, applicant, stated that he would have to take that back to his family but could not answer this question now.

No public comment in chambers.

No public comment via Zoom.

Public comment period is closed.

Celeste Toledo-Bocanegra, Planning Commissioner, stated that the item should be continued until a traffic study is done.

Robert Gibson, Chair of the Planning Commission, stated that could take months or longer.

Robert Scagliotti, Vice-Chair of the Planning Commission, motioned to approve the use permit and include language that the applicant will be liable not to exceed 50 thousand for the implementation of a turn pocket in the future. Applicants verbally agreed to this.

Celeste Toledo-Bocanegra, Planning Commissioner, seconded this motion.

Motion passed three (3) to zero (0).

Moved by Robert Scagliotti; seconded by Celeste Toledo-Bocanegra to Approve.

Motion Passed: 3- 0

Voting For: Robert Scagliotti, Robert Gibson, Celeste Toledo-Bocanegra

Voting Against: None

9. COMMISSIONER ANNOUNCEMENTS

Robert Gibson, Chair of the Planning Commission, stated his issue is not with the individuals but with the way government is being run, he stated that it is frustrating how slow local government runs.

10. ADJOURNMENT

Robert Scagliotti, Vice-Chair of the Planning Commission, motioned to adjourn the meeting.

Celeste Toledo-Bocanegra, Planning Commissioner, seconded this motion.

Motion passed three (3) to zero (0).

Moved by Robert Scagliotti; seconded by Celeste Toledo-Bocanegra to Authorize

Motion Passed: 3 - 0

Voting For: Robert Scagliotti, Robert Gibson, Celeste Toledo-Bocanegra

Voting Against: None

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**SAN BENITO COUNTY
PLANNING COMMISSION**

Vincent Ringheden	Richard Way	Robert Scagliotti	Robert Gibson	Celeste Toledo-Bocanegra
District No. 1	District No. 2	District No. 3	District No. 4	District No. 5
		- Vice-Chair	- Chair	

Board of Supervisors Chambers 481 Fourth Street, Hollister, CA 95023

**PLANNING COMMISSION - SPECIAL SESSION- MEETING MINUTES
NOVEMBER 01, 2023, AT 6:00 P.M.**

NOTICE OF TEMPORARY PROCEDURES FOR PLANNING COMMISSION MEETINGS

The meeting will be available through Zoom, YouTube, and Peak Agenda for those who wish to join or require accommodations

Members of the public may participate remotely via zoom at the following link

<https://zoom.us/join> with the following Webinar ID and Password:

Webinar ID: 844 5522 0934

Webinar Password: 344725

Those participating by phone who would like to make a comment can use the “raise hand” feature by dialing “*9”. In order to receive the full zoom experience, please make sure your application is up to date.

Remote zoom participation for members of the public is provided for convenience only. In the event that the zoom connection malfunctions for any reason, the board of supervisors reserves the right to conduct the meeting without remote access.

Remote Viewing:

Members of the public who wish to watch the meeting can view a livestream of the meeting online through either the:

A. Community Media Access Partnership (CMAP) YouTube

Page: https://www.youtube.com/channel/UCLj3iW3_dsDzbYqnY1KdCvA.

B. Peak Agenda Page: https://cosb.granicus.com/ViewPublisher.php?view_id=1

Written Comments & Email Public Comment

Members of the public may submit comments via email by 5:00 PM on the Monday prior to Planning Commission meeting to the Resource Management Agency at sbcplan@cosb.us.

Public Comment Guidelines

A. The San Benito County Board of Supervisor's welcomes your comments.

B. If participating on Zoom, once you are selected you will hear that you have been unmuted: At this time, please state your first name, last name, and county you reside in for the record.

C. Each individual speaker will be limited to a presentation total of three (3) minutes, or such other time as may be designed by the Chair.

D. Speakers are encouraged to keep your comments, brief and to the point, and not to repeat prior testimony, so that as many people as possible can be heard. Your cooperation is appreciated.

If you have any questions, please contact the Resource Management Agency at sbcplan@cosb.us.

Victor Tafoya, Assistant Planner, read the notice of temporary procedures for Planning Commission meetings.

1. CALL TO ORDER

Robert Gibson, Chair of the Planning Commission, called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Robert Scagliotti, Vice-Chair of the Planning Commission, led the pledge of allegiance.

3. ROLL CALL

Victor Tafoya, Assistant Planner, conducted roll call.

Vincent Ringheden, Planning Commissioner, was late, but present in chambers.

Richard Way, Planning Commissioner, was present in chambers.

Robert Scagliotti, Vice-Chair of the Planning Commission, was present in chambers.

Robert Gibson, Chair of the Planning Commission, was present in chambers.

Celeste Toledo-Bocanegra, Planning Commissioner, was present in chambers.

4. CONSENT AGENDA

These items will be considered as a whole without discussion unless a particular item is requested by a member of the Commission, Staff or the public to be removed from the Consent Agenda. Approval of a consent item means approval of the recommended action as specified in the Staff Report.

If any member of the public wishes to comment on a Consent Agenda Item please fill out a speaker card present it to the Clerk prior to consideration of the Consent Agenda and request the item be removed and considered separately.

4.1 RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-

Acknowledge certificate of posting for the October 4, 2023, Special Planning Commission Meeting.

Richard Way, Planning Commissioner, motioned to acknowledge the certificate of posting.

Robert Scagliotti, Vice-Chair of the Planning Commission, seconded this motion.

Motion passed four (4) to zero (0).

Moved by Richard Way; seconded by Robert Scagliotti to Authorize.

Motion Passed: 4- 0

Voting For: Richard Way, Robert Scagliotti, Robert Gibson, Celeste Toledo-Bocanegra

Voting Against: None

5. REGULAR AGENDA

5.1 RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-

Receive an informational presentation on the Notice of Preparation of an Environmental Impact Report for the San Benito Ag Center Project county file PLN220052. SBC FILE NUMBER:790

Arielle Goodspeed, Principal Planner, introduced the San Benito Ag Center project county file PLN220052.

Bill Wiseman, Kimley-Horn, and Associates, presented the project's overview and a review of the environmental process.

Richard Way, Planning Commissioner, stated that the consultant has referred to the highway as 29 multiple times and the correct name is highway 129. He added that the project site is to the west of Hollister, and not the east of Hollister as the consultant stated.

Robert Scagliotti, Vice-Chair of the Planning Commission, asked what would happen with the extra five (5) acres that are not encompassed in the development. He asked how much dirt would have to be moved from the hillside to make it flat and workable for the project. He asked if there was any housing planned in this project.

Bill Wiseman, Kimley-Horn, and Associates, stated that the northern third would be retained in its natural state, but there would be some grading required where the hillside goes up with some retaining features added. He added that there is a cut and fill calculation in a preliminary stage that we can bring back to you. He stated there was no housing planned in the project as it is proposed to be completely commercial.

Richard Way, Planning Commissioner, stated that there is discrepancy in page 13 of the packet, regarding what the county anticipates including and excluding in the EIR, and what the consultant presented. He stated that the consultants list anticipates addressing population, housing, employment, public services, and utility systems, but the packet states they will not have a detailed analysis. Additionally, he stated that septic systems are listed in the packet as something requiring a detailed analysis and it is not listed on the consultant's slide.

Bill Wiseman, Kimley-Horn, and Associates, stated that in an EIR work can be scoped out and for some practical and reasonable reasons staff can assume there will be no significant impacts for specific items. For example, housing is not included in the project so there is no impact, and it would not need to be analyzed. He stated that with respect to septic it will be addressed in the EIR.

Celeste Toledo-Bocanegra, Planning Commissioner, asked about the amenities for truckers and if there would be a sleeping area for them and what is the duration they can stay. She added if they need to use the Auto Shop would there be fines if they stayed to get issued resolved.

Bill Wiseman, Kimley-Horn, and Associates, stated there is no housing or overnight accommodation, as truckers typically stay in their trucks. There will be a laundry unit and showers for amenities. He stated that the auto shop will be for minor repairs, and if a truck needs a complete overhaul that facility would not be used for that.

Vincent Ringheden, Planning Commissioner, asked if the truckers would be allowed to stay overnight. He asked if there was a time limit for how long they are allowed to stay.

Bill Wiseman, Kimley-Horn and Associates, stated that they will be able to sleep in their trucks overnight at the location. He stated there is not a time limit for the duration of their stay, he added that given the nature of their business they would not stay long.

Robert Scagliotti, Vice-Chair of the Planning Commission, asked how many restrooms and showers would be available.

D. Dhaliwal, applicant, stated they are planning for two (2) public restrooms one (1) for men and one (1) for women. The women will have eight (8) to 10 stalls and in the men's with have five (5) stalls and five (5) urinals on septic. He also added that there would be three (3) to five (5) showers.

Celeste Toledo-Bocanegra, Planning Commissioner, asked if citizens from the public would be able to use the stalls or if it will be for trucker use only.

D. Dhaliwal, applicant, stated they anticipated it being the same but that the showers would not be close to the bathrooms.

Public comment in chambers

Stacey Bautista, San Benito County resident, stated that on page two (2) of the letter residents received is stated that Short Road is accessed from highway 129, and this is incorrect. She stated that Short Road is accessed from Searle Road which is a private dirt road. She stated that she is concerned how Searle will provide access to the site. She stated the homes in the area are part of the Live Oak Water Association and the well appears to be close to the proposed septic system, what would happen if the water were to become contaminated. She added that Short Road is narrow, and this is concerning.

Von Dale Vaughn, San Benito resident, stated that he lives on School Road overlooking the project. He stated that he is concerned that the area is the lowest land area in the valley. He stated it is an old sand riverbed and putting in tanks for diesel and gasoline will leach into the groundwater, especially if there is an earthquake. He stated the proposal is essentially for a 24/7 truck B&B which will produce noise, pollution, and overcrowding. He stated this would be a major disaster waiting to happen. He stated this is not a commercial area as it is a residential area on the east side of 101.

Fil Bautista, San Benito County resident, stated that he also lives off School Road and wants to know how increased crime would be addressed in the area with the increased population.

Jackee Morris-Lopez, San Benito County resident, stated that she is here to learn about the project as she is a council member for the City of San Juan Bautista, and this is within her district. She stated that she grew up in San Juan Bautista and knows the area to be rural and residential. She stated she is an advocate for the protection of rural and open land. She stated that she has some concerns regarding the description which does not indicate how close the project is to San Juan Bautista or how it would affect our economy and traffic.

No public comment via Zoom.

Public comment period is closed.

Robert Gibson, Chair of the Planning Commission, asked if staff could add the aerial rendering to the webpage dedicated to the Ag Center project.

Arielle Goodspeed, Principal Planner, stated that there will be safety lighting under the dark sky's ordinance rule. She stated that it is under zone 2 of that and there are some specific requirements for a certain amount of lighting voltage to be downward facing.

Vincent Ringheden, Planning Commissioner, asked about traffic mitigation and asked the consultants to review this in the EIR.

Robert Gibson, Chair of the Planning Commission, stated that traffic is an issue as well as septic and drinking water, these need to be addressed.

Robert Scagliotti, Vice-Chair of the Planning Commission, stated that he has an issue with the fuel tanks, they should be above ground as this is a new State law. He stated that the groundwater runoff should be 100% contained on site, the holding pond needs to be able to hold a time and half for a 100-year storm and evaporate.

Richard Way, Planning Commissioner, stated that he is concerned about Short Road and would like to see what staff come back with regard to that. He added that with regard to the utilities and service systems an in-depth analysis might be needed if there with be EVC charging on-site.

Anne Hall, San Benito Engineering and Surveying Inc., clarified that the project is not using Short Road and will be using Searle Road and highway 129 and that at *short* road would be used off of 129 to get to the location.

6. PUBLIC HEARING

6.1 RESOURCE MANAGMENT AGENCY- A. PRADO, DIRECTOR - PLANNING AND BUILDING-

Hold a public hearing and consider adopting a resolution regarding County Planning File PLN230008, a Conditional Use Permit and Variance, to construct an 85-foot-tall wireless telecommunications tower in a 1,600-square-foot lease area. The applicant seeks a variance under San Benito County Code § 7.11.004(H) in order to allow the cell tower to be approximately 330 feet from the nearest residential area, closer than the standard 500-foot minimum setback under San Benito County Code § 7.11.005(A).

Michael Kelly, Senior Planner, presented information regarding the T-Mobile McDonald Conditional Use Permit for a new cell tower. He presented information regarding the project location, project description, site plan, site photos, alternatives to the monopine per the request of the commission, new conditions to the resolution including free use for the Sheriff's Office, and staff recommendation.

No public comment in chambers.

No public comment via Zoom.

Public comment period is closed.

Celeste Toledo Bocanegra, Planning Commissioner, stated that she appreciated the inclusion of providing the Sheriff's office a spot on the tower at no cost. She added that her preference is for the windmill. She stated that she received public input that residents did not want the tower, and input from residents who want the tower for connectivity purposes.

Richard Way, Planning Commissioner, stated that what is presented is not what he envisioned when they discussed a windmill.

Robert Scagliotti, Vice-Chair of the Planning Commission, agreed that it is not what he envisioned as well.

Robert Gibson, Chair of the Planning Commission, stated that the code needs to be updated to include specifics on what types of cell towers are viable for the area.

Vincent Ringheden, Planning Commissioner, stated that he is in favor of the monopine for aesthetics as it looks better than the other options.

Robert Gibson, stated that applicant complied with our request and if we want it more detailed in the future the code needs to be clarified.

Celeste Toledo-Bocanegra, motioned to approve the windmill with four legs, pictured on attachment D.

Richard Way, Planning Commissioner, asked if the applicant would be willing to revert to the monopine if the commission found it to be a better solution than the windmill and tower.

Vincent Ringheden, Planning Commissioner, asked if the tower emits microwaves that are harmful to the community.

Bill Lewis, applicant representative, stated that there was an EME report that determines this facility is compliant with FCC guidelines and would reach less than 1% allowed by the FCC.

Richard Way, Planning Commissioner, stated that the lattice tower options have the challenge of exposure of equipment as things are added. He stated the monopine does not have that issue as much so it may be the better option.

Robert Gibson, Chair of the Planning Commission, asked if the monopine would take up less space. Staff stated this was correct.

Vincent Ringheden, Planning Commissioner, asked if one was more structurally sound than the other.

Bill Lewis, applicant representative, stated that they are all structurally sound, but that the monopine has a caisson that is sturdier as it is only one, the lattice design has four (4) and they are much smaller.

Vincent Ringheden, Planning Commissioner, motioned to approve the monopine with the new conditions presented by staff.

Robert Gibson, Chair of the Planning Commission, seconded this motion.

Motion passed three (3) to two (2).

Moved by Vincent Ringheden; seconded by Robert Gibson to Approve.

Motion Passed: 3- 2

Voting For: Vincent Ringheden, Richard Way, Robert Gibson

Voting Against: Robert Scagliotti, Celeste Toledo-Bocanegra

7. ADJOURNMENT

Robert Scagliotti, Vice-Chair of the Planning Commission, motioned to adjourn the meeting.

Celeste Toledo-Bocanegra, Planning Commissioner, seconded this motion.

Motion passed five (5) to zero (0).

Moved by Robert Scagliotti; seconded by Celeste Toledo-Bocanegra to Confirm.

Motion Passed: 5 – 0

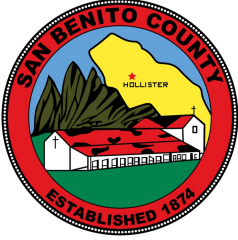
Voting For: Vincent Ringheden, Richard Way, Robert Scagliotti, Robert Gibson, Celeste Toledo-Bocanegra

Voting Against: None

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**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

**Vincent
Ringheden**
District No. 1

**Richard
Way**
District No. 2

**Robert
Scagliotti**
District No. 3
- Vice-Chair

**Robert
Gibson**
District No. 4
- Chair

**Celeste Toledo-
Bocanegra**
District No. 5

Item Number: 7.1

MEETING DATE: 11/15/2023

DEPARTMENT: HEALTH AND HUMAN SERVICES AGENCY

AGENDA ITEM PREPARER: Enrique Arreola

SUBJECT:

HEALTH AND HUMAN SERVICES AGENCY - T. BELTON

Receive presentation from Enrique Arreola, Director of Community Services and Workforce Development (CSWD), regarding San Benito County's homeless population. Staff to present current information regarding current census data, initiatives, outreach efforts, Permanent Supportive Housing (PSH), Transitional Housing, the HOME Resource Center, river clean-up efforts, and potential funding opportunities.

AGENDA SECTION:

REGULAR AGENDA

BACKGROUND/SUMMARY:

Staff to present background summary.

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

Yes

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

Yes

STRATEGIC PLAN GOALS: 3. Technology

No

STRATEGIC PLAN GOALS: 4. Community Engagement

Yes

STRATEGIC PLAN GOALS: 5. Health & Safe Community

Yes

STAFF RECOMMENDATION:

Staff recommend receiving the presentation and asking follow-up questions.

ATTACHMENTS: